

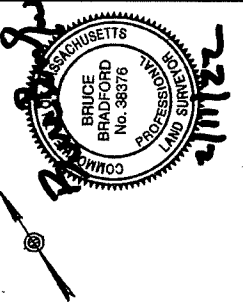
**PLAN OF LAND IN  
NEWTON, MA.**

TO ACCOMPANY THE PETITION OF  
JAMES F SMITH  
9 DAY STREET  
NEWTON, MA

Scales: 1 inch = 40 Feet  
FEBRUARY 11, 2022

SECTION 43 BLOCK 40 LOT 5  
ZONING DISTRICT: SR-3 OLD LOT  
DEED REFERENCE:  
BOOK 1252 PAGE 80  
LOT COVERAGE 23.3%  
OPEN SPACE 61% ±

PROJECT NO. 22322



ESTABLISHED 1916  
**EMMB**  
**EVERETT M. BROOKS CO.**  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 827-8750  
(617) 832-1578 FAX  
info@everettbrooks.com



EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everetthbrooks.com



# PLAN OF LAND IN NEWTON, MA

9 DAY STREET  
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

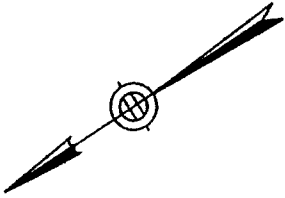
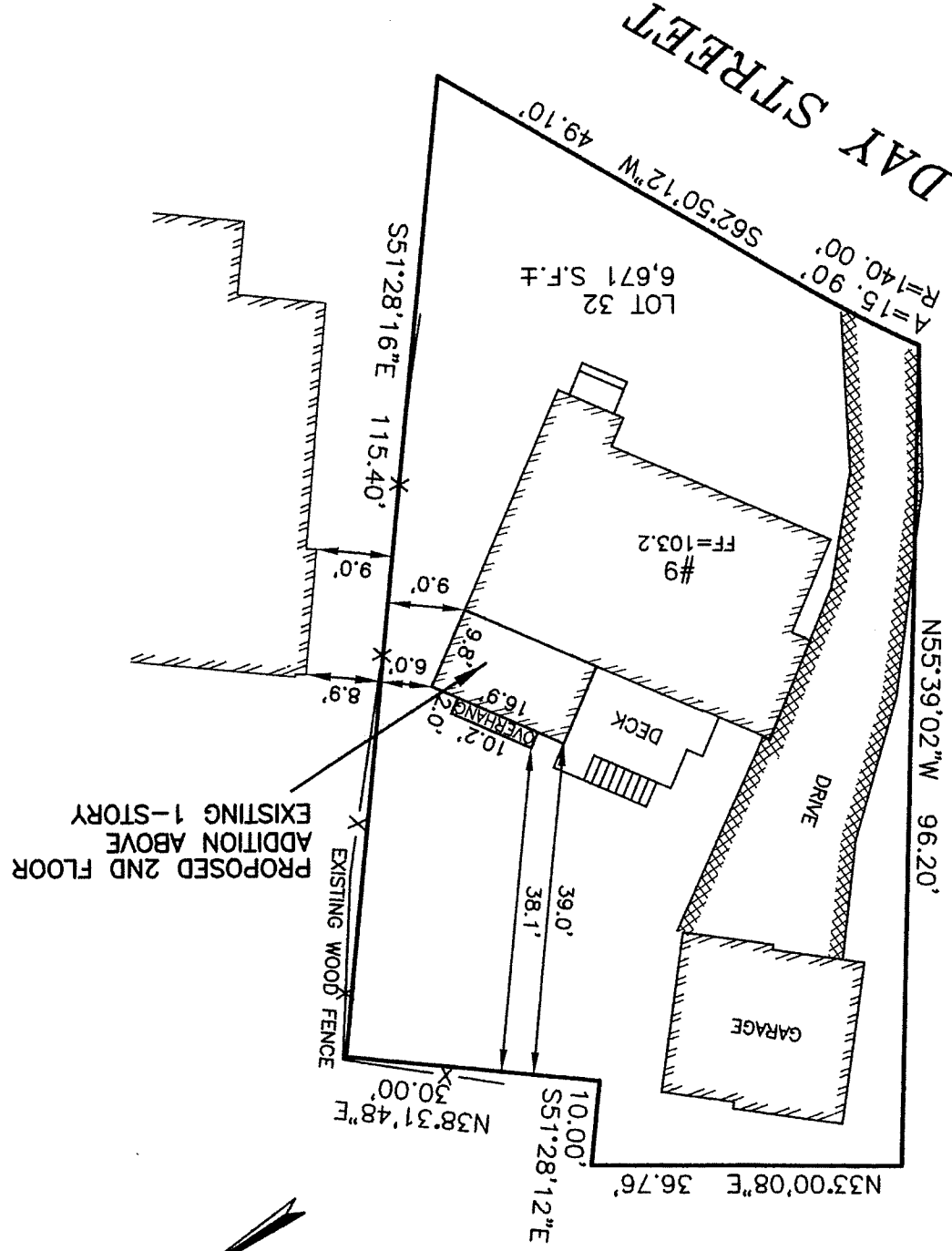
DATE: FEBRUARY 11, 2022

DRAWN: LNS

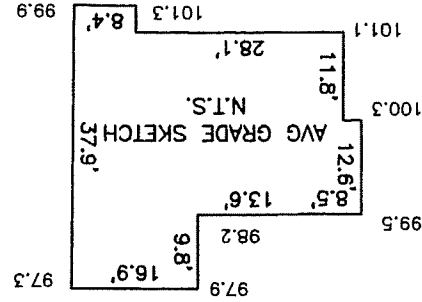
CHECK: BB

REVISIONS:


PROJECT NO. 26543



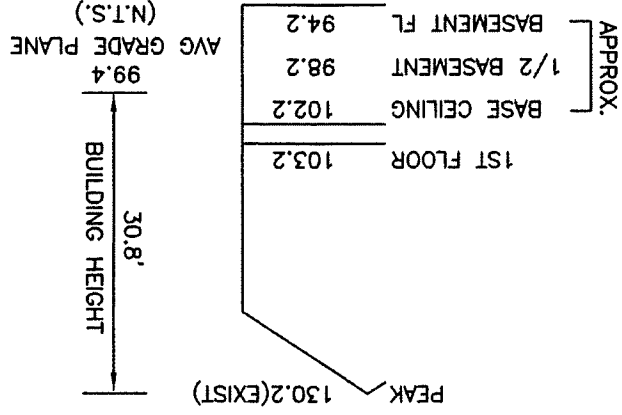
GRADES REFER TO LOWEST  
POINT WITHIN 6' OF BUILDING  
NOT INTENDED FOR  
F.A.R. CALCULATION



AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]

$$AVG = \frac{\sum(L(E1+E2)/2) / P}{AVG = 14667.615 / 147.6 = 99.4}$$

BUILDING HEIGHT CALCULATION



## ZONING INFORMATION

ZONE: SR-3  
PLAN DATED: OCTOBER 13, 1926  
DEED REFERENCE: BOOK 1252 PAGE 80

REQUIRED	PROPOSED	EXISTING	REQUIRED
BUILDINGS	1,552 S.F.	1,552 S.F.	
STRUCTURES	1,725 S.F.	1,725 S.F.	
DRIVE	886 S.F. ±	886 S.F. ±	
LOT COVERAGE	23.3% (30% MAX.)	23.3% (30% MAX.)	
OPEN SPACE	61% ± (50% MIN.)	61% ± (50% MIN.)	

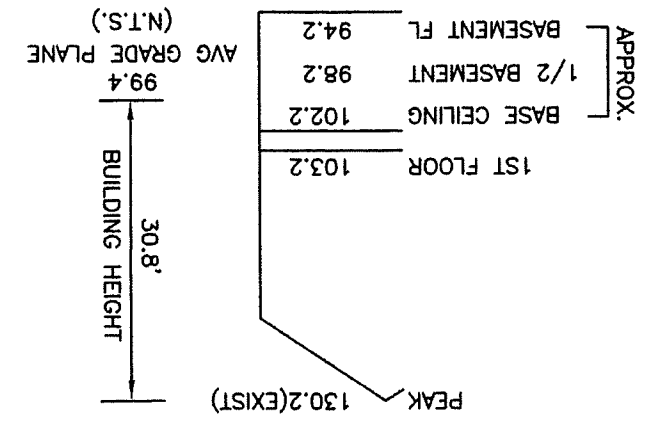
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

REQUIRED	EXISTING	BUILDINGS	STRUCURES	DRIVE	OPEN SPACE	LOT COVERAGE
		1,552 S.F.	1,725 S.F.	886 S.F.	2,610 S.F.	23.3% (30% MAX.)
					61% ± (50% MIN.)	

ZONE: SR-3  
 PLAN DATED: OCTOBER 13, 1926  
 DEED REFERENCE: BOOK 1252 PAGE 80

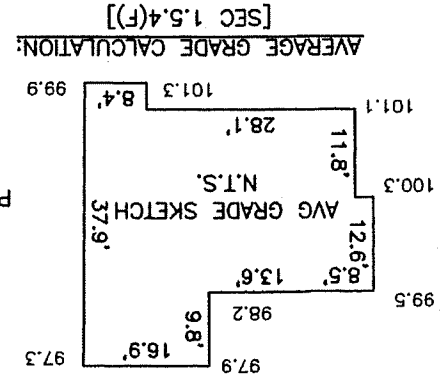
**ZONING INFORMATION**



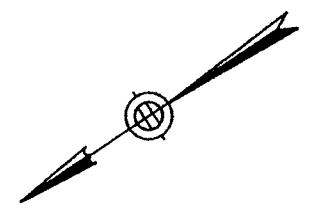
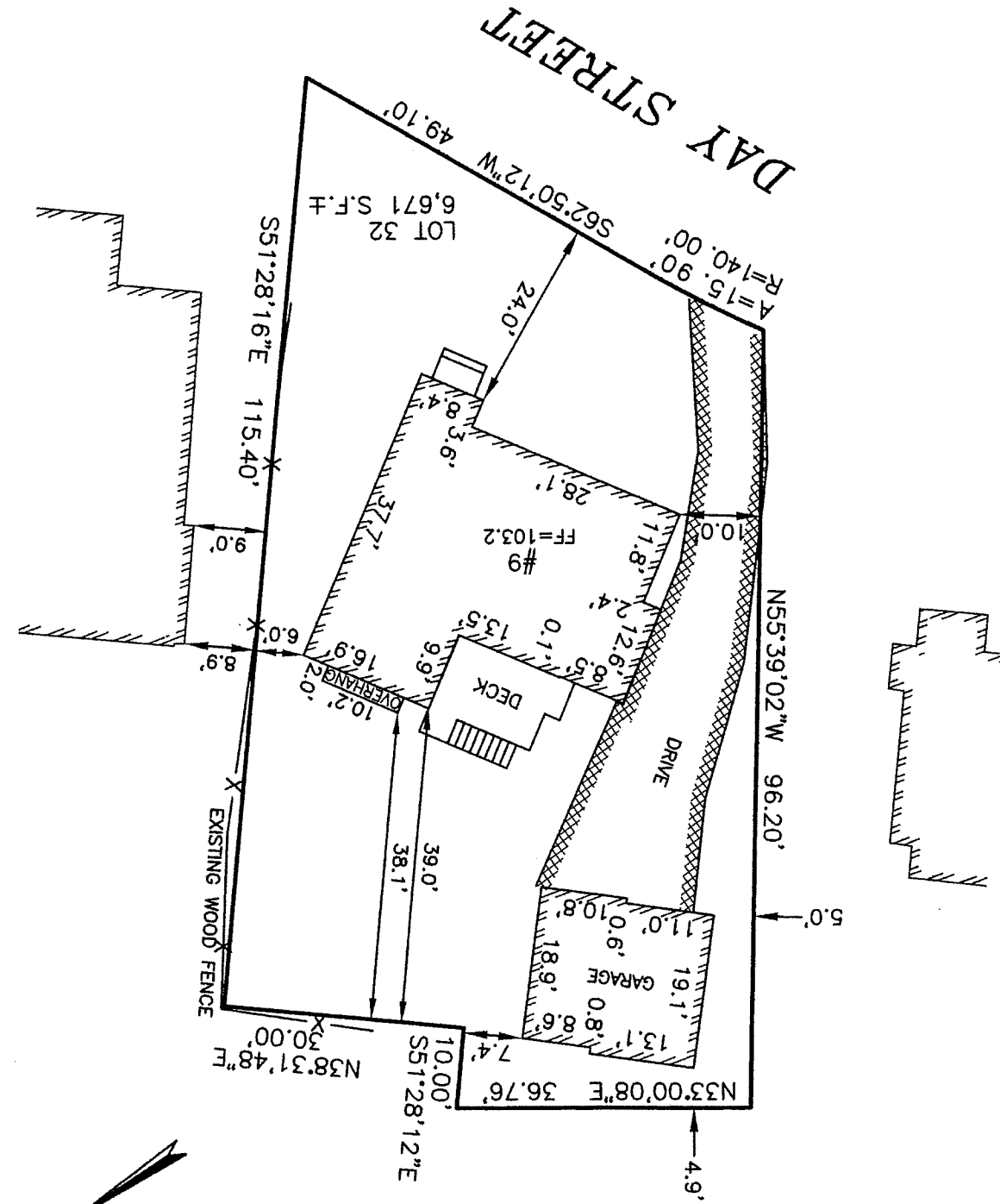
BUILDING HEIGHT CALCULATION

$$AVG = \frac{\sum[L(E1+E2)/2] / P}{P}$$

$$AVG = 14667.615 / 147.6 = 99.4$$



GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION



**PLAN OF LAND IN  
 NEWTON, MA  
 9 DAY STREET  
 EXISTING CONDITIONS**

THIS SURVEY SHOWS EXISTING CONDITIONS ONLY AND DOES NOT SHOW ANY PROPOSED CONSTRUCTION



EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 info@everettbrooks.com



SCALE: 1 IN. = 20 FT.  
 DATE: FEBRUARY 11, 2022  
 DRAWN: LNS  
 CHECK: BB  
 REVISIONS:

NO.	DESCRIPTION

Subdivision of Lot A shown on plan filed with Cert. of Title No. 22366 South Registry District of Middlesex County

LAND IN NEWTON

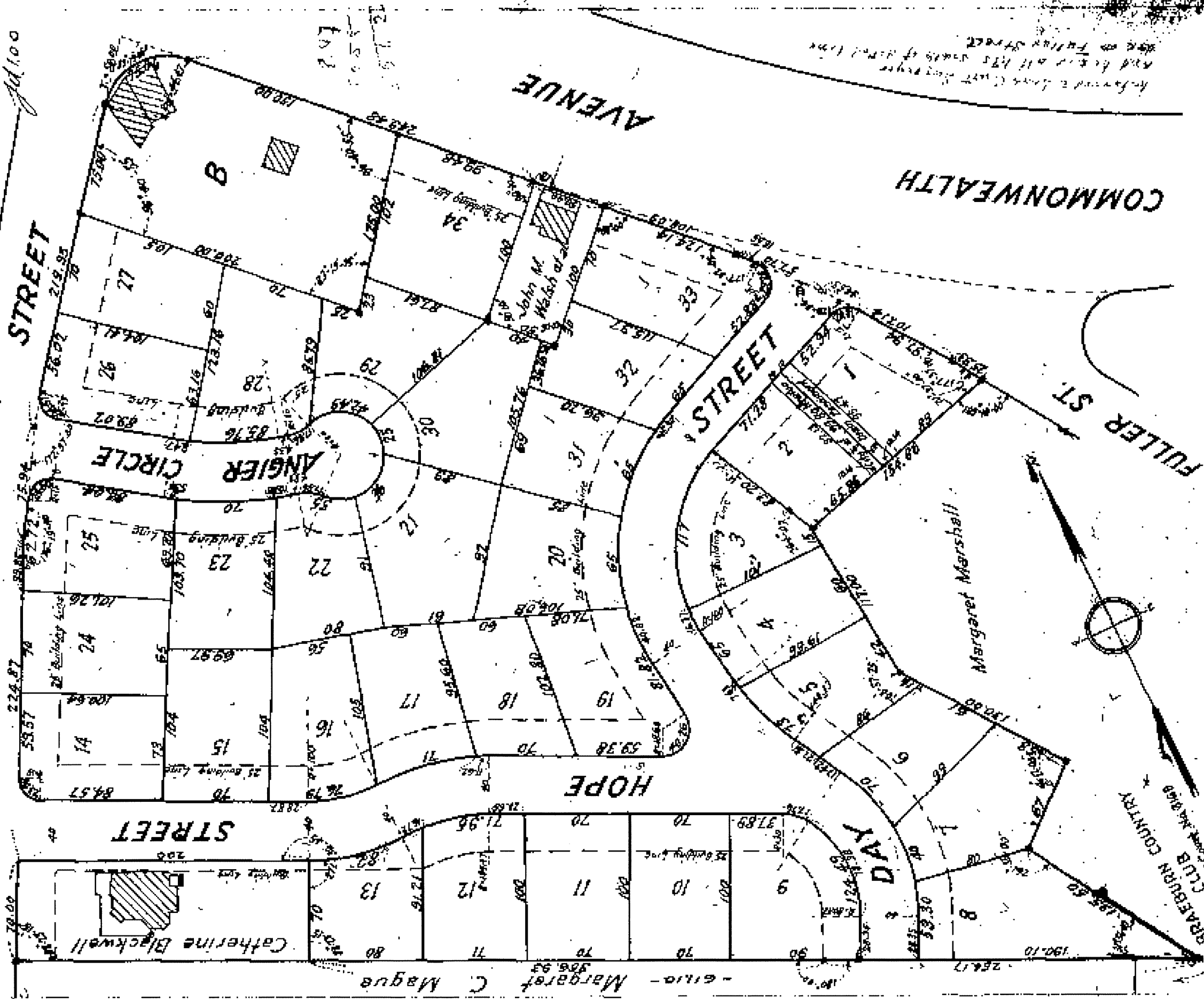
Scale 40 feet to an inch

OCT. 13 1926

Everett M. Brooks, Civil Engineer

WOODLAND ROAD

WASHINGTON STREET



Separate certificates of title may be issued for Lots 1 to 24 inclusive as shown hereon By the Court

*Chas. A. ...*  
Recorder

JUNE 27 1927

Copy of part of plan filed in

LAND REGISTRATION OFFICE

JUNE 9 1927

Scale of this plan 80 feet to an inch

C.B. Mumfory, Engineer for Court

As found & laid out by survey and bear all its parts in full force and effect

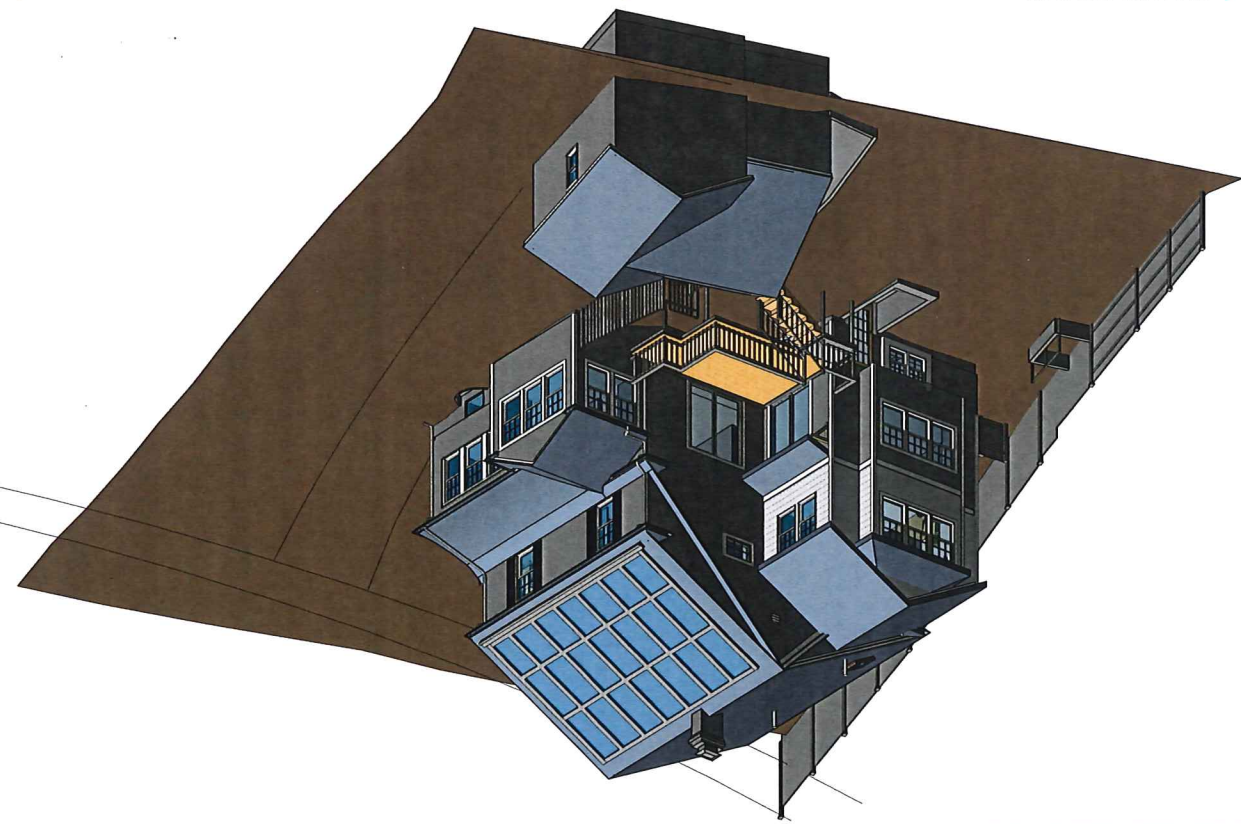
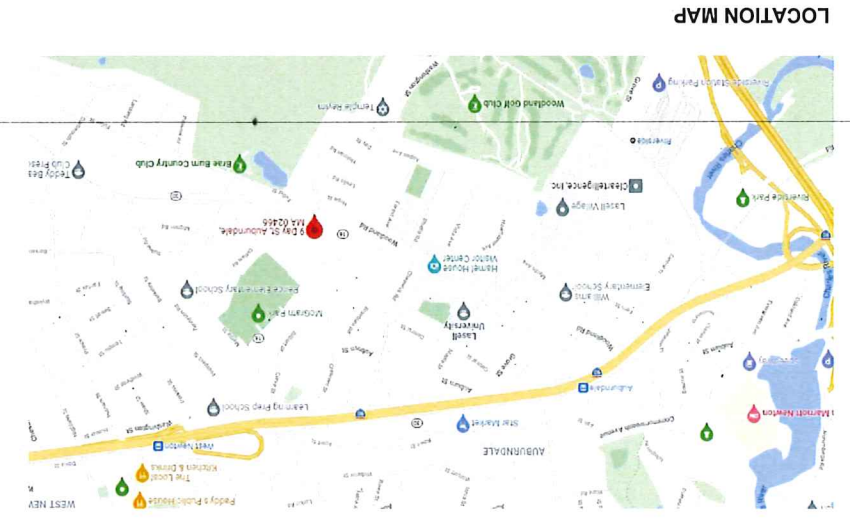
# SMITH - HART RENOVATION

9 Day St.  
Auburndale, MA 02466

PROGRESS SET  
January 26, 2022

ARCHITECT  
Leslie Saul & Associates, Inc.  
1972 Mass Ave.  
Cambridge, MA 02140  
Project Manager:  
Monique Jankowski  
monique@lesliesaul.com  
cell: 857-998-7938

- GENERAL NOTES:
1. Contractor to verify all existing construction and dimensions.
  2. Contractor to provide all mechanical, electrical and fire safety calculations and details.
  3. Construction is zoned for residential.
  4. All building codes applicable to construction type shall be accommodated by Contractor.
  5. Contractor to patch and repair all areas of transition between existing work and new work.



1 TITLESHEET VIEW

Sheet List	Sheet Number	Sheet Name

A0.0	TITLESHEET
A1.0	SITE PLAN
A2.0	EXISTING / DEMO - 2ND FLOOR
A3.1	CONSTRUCTION PLAN - 1ST FLOOR
A3.2	CONSTRUCTION PLAN - 2ND FLOOR
A4.0	REFLECTED CEILING PLAN - 2ND FLOOR
A5.0	EXTERIOR ELEVATIONS
A6.0	SECTIONS
A7.0	ELEVATIONS
A8.0	VIEWS

TOTAL SHEETS: 10

## SMITH - HART RENOVATION

9 Day St.  
Auburndale, MA 02466  
-PROGRESS SET-

## TITLESHEET

Revision No.	Issued Date:	Printed Date:	Scale:	Drawn By:	Drawn No.
	01-13-2022	1/26/2022 6:39:13 PM		MJ	

# A0.0

Revision Number	Description	Revision Date

### Revision Schedule

Seal

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Architecture and Interiors  
777 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.224.5200  
Fax: 617.224.5201  
www.lesliesaul.com

Consultant

Project Name:



# A1.0

Revision No.  
 Issued Date: 01-13-2022  
 Printed Date: 1/26/2022 6:37:29 PM  
 Scale: 1/8" = 1'-0"  
 Drawn By: MJ  
 Drawing No.

Drawing Title:  
**SITE PLAN**

Project Name:  
**SMITH - HART  
 RENOVATION**  
 9 Day St,  
 Auburndale, MA 02466  
 -PROGRESS SET-

Leslie Saul & Associates, Inc.  
 Architecture and Interiors  
 177 Southwicks Ave.  
 Danvers, MA 01923  
 Tel: 978.234.5200  
 Fax: 978.234.5201  
 www.lesliesaul.com

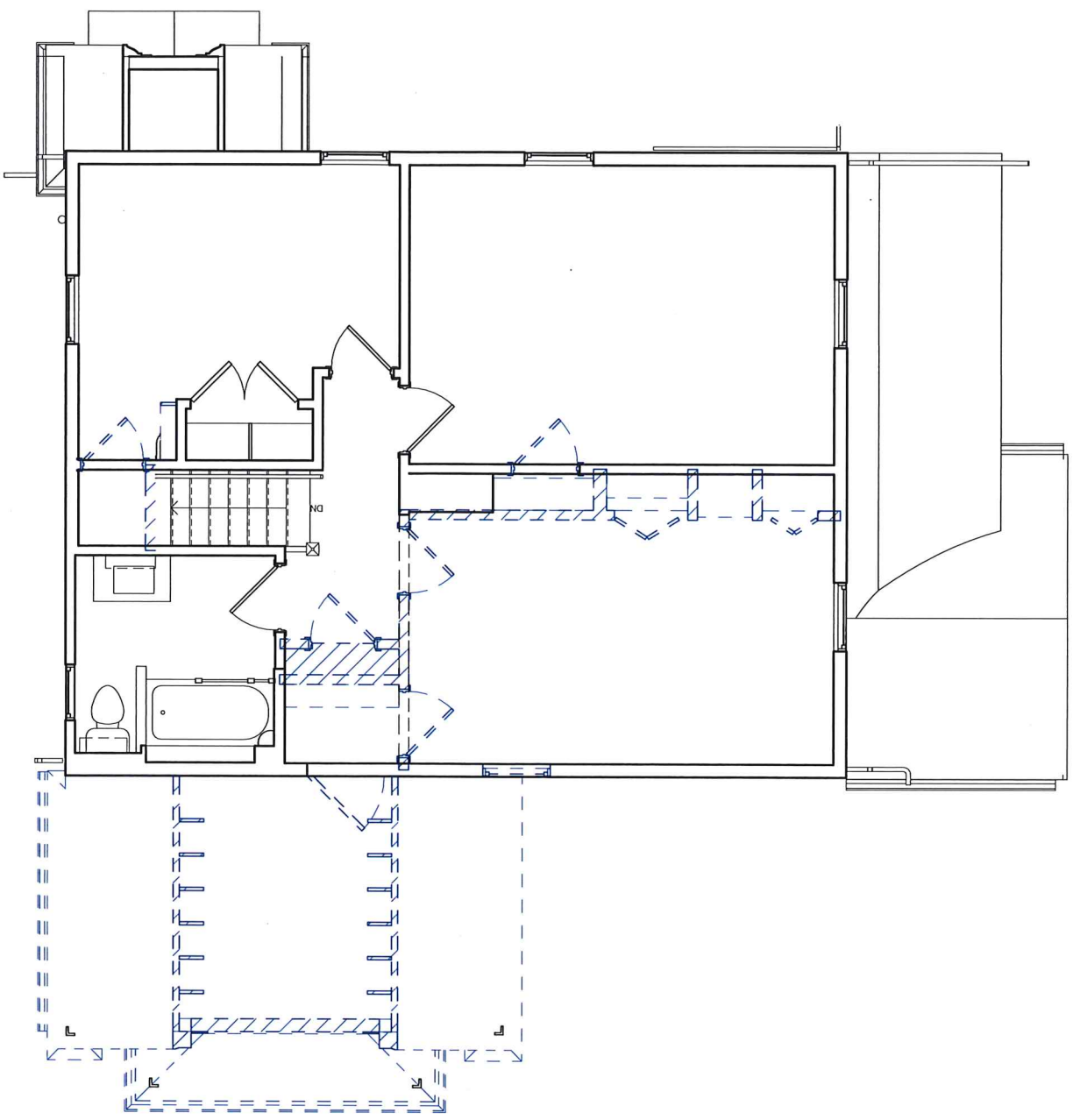
Consultant

Revision Number	Description	Revision Date

Revision Schedule

Seal

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# A2.0

Revision No.  
Issued Date: 01-13-2022  
Printed Date: 1/26/2022 6:37:33 PM  
Scale: 1/4" = 1'-0"  
Drawn By: MJ  
Drawing No.

Drawing Title:  
EXISTING / DEMO - 2ND FLOOR

Project Name:  
**SMITH - HART  
RENOVATION**  
9 Day St.  
Auburndale, MA 02466  
-PROGRESS SET-

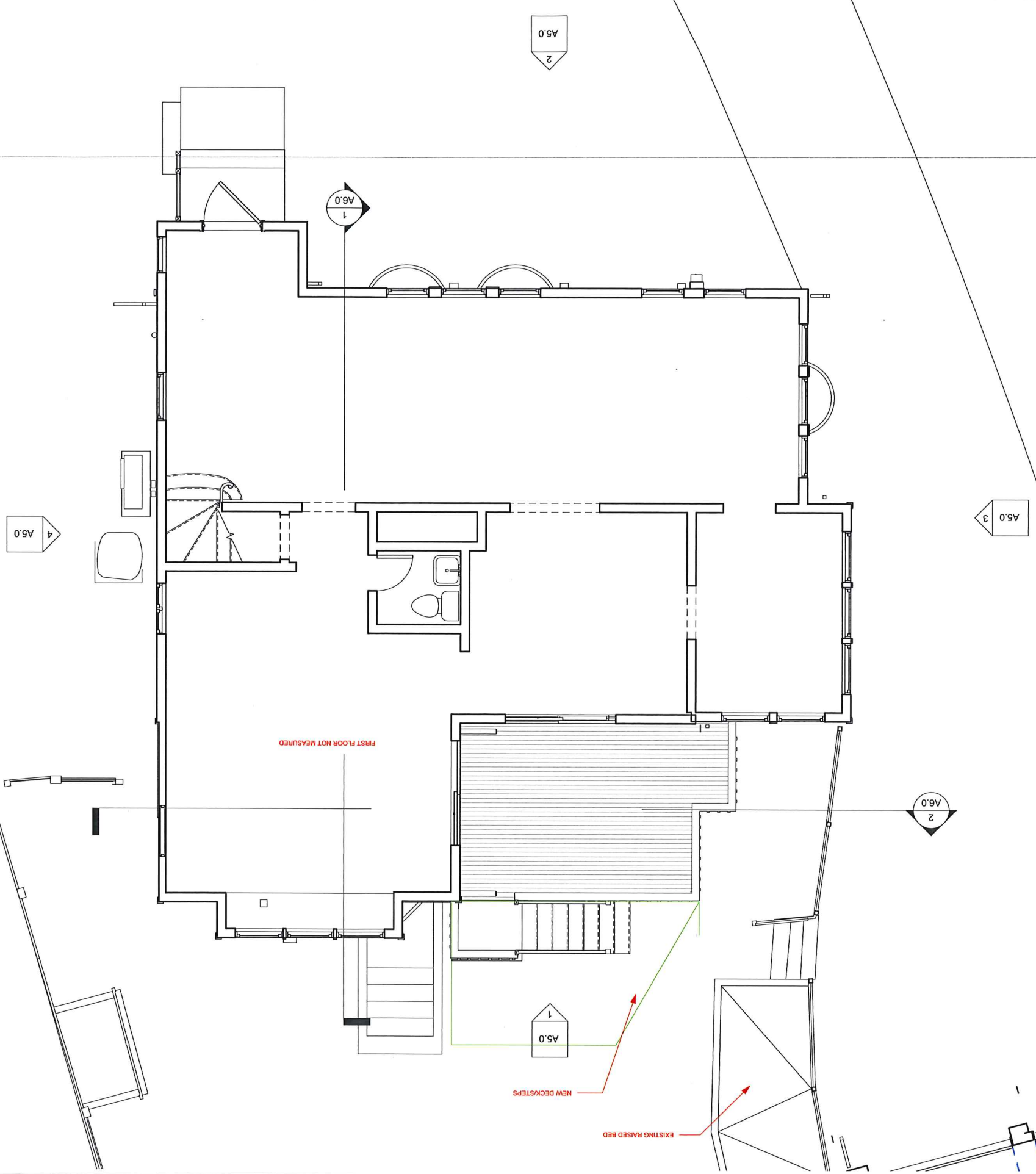
Leslie Saul & Associates, Inc.  
Architects and Interiors  
377 Massachusetts Ave.  
Boston, MA 02118  
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Fax: 617.234.5201  
www.lesliesaul.com

Consultant

Revision Number	Description	Revision Date
Revision Schedule		

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# A3.1

Revision No.  
 Issued Date: 01-13-2022  
 Printed Date: 1/26/2022 6:37:36 PM  
 Scale: 1/4" = 1'-0"  
 Drawn By: MJ  
 Drawing No.

Drawing Title:  
**CONSTRUCTION PLAN-1ST FLOOR**

Project Name:  
**SMITH - HART RENOVATION**  
 9 Day St.  
 Auburndale, MA 02466  
 -PROGRESS SET-

Leslie Saul & Associates, Inc.  
 ARCHITECTURE AND INTERIOR DESIGN  
 177 Massachusetts Ave.  
 Cambridge, MA 02140  
 Phone: 617.234.5200  
 Fax: 617.234.5201  
 www.lesliesaul.com

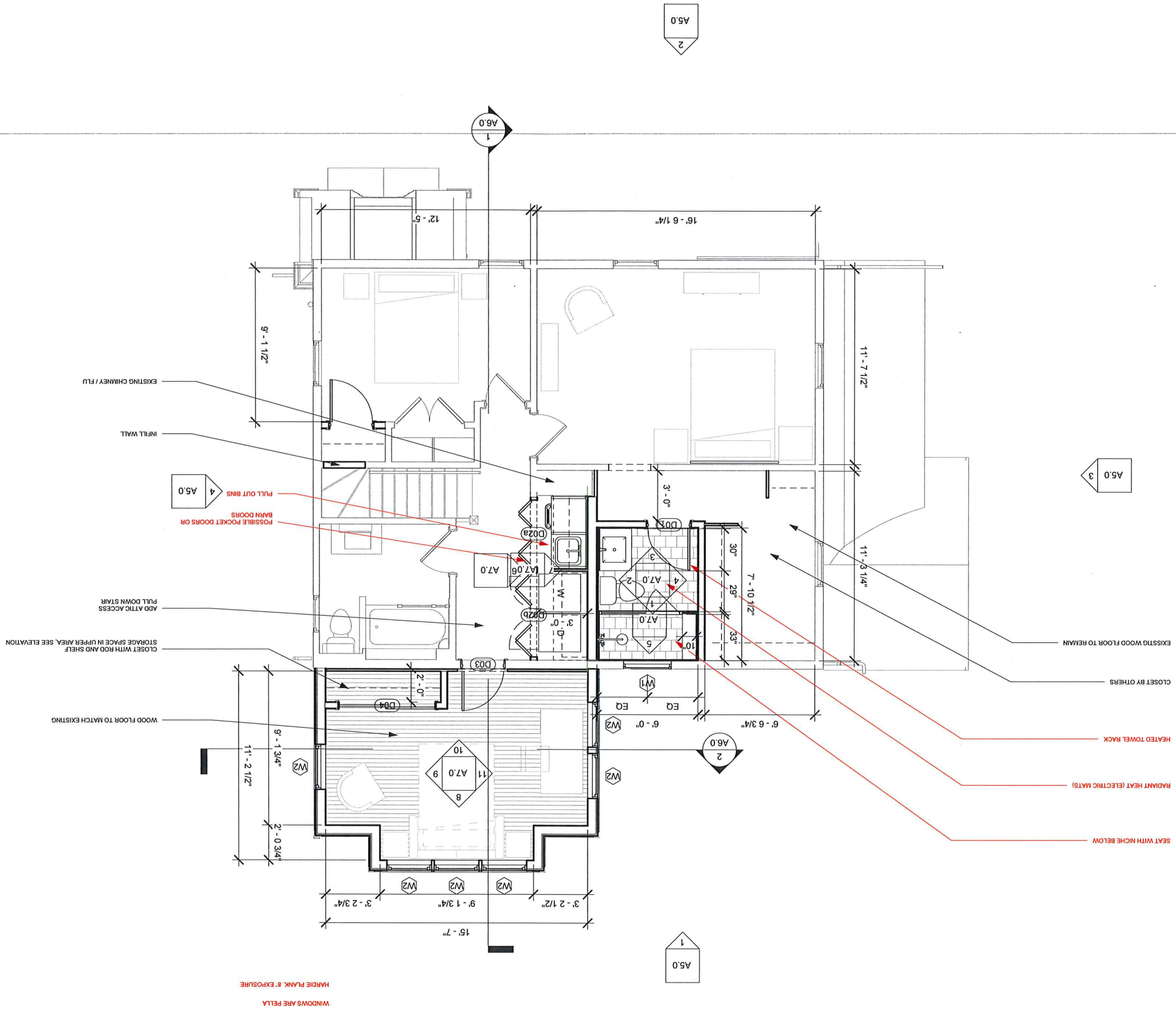
Consultant

Revision Number	Description	Revision Date
Revision Schedule		

Seal

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# A3.2

Revision No.  
Issued Date: 01-13-2022  
Printed Date: 1/26/2022 6:37:39 PM  
Scale: 1/4" = 1'-0"  
Drawn By: MJ  
Drawing No.

Drawing Title:  
**CONSTRUCTION PLAN-2ND FLOOR**

Project Name:  
**SMITH - HART RENOVATION**  
9 Day St.  
Auburndale, MA 02466  
-PROGRESS SET-

Leslie Saul & Associates, Inc.  
Architectural and Interior  
717 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.2500  
Fax: 617.234.2501  
www.lesliesaul.com

Consultant

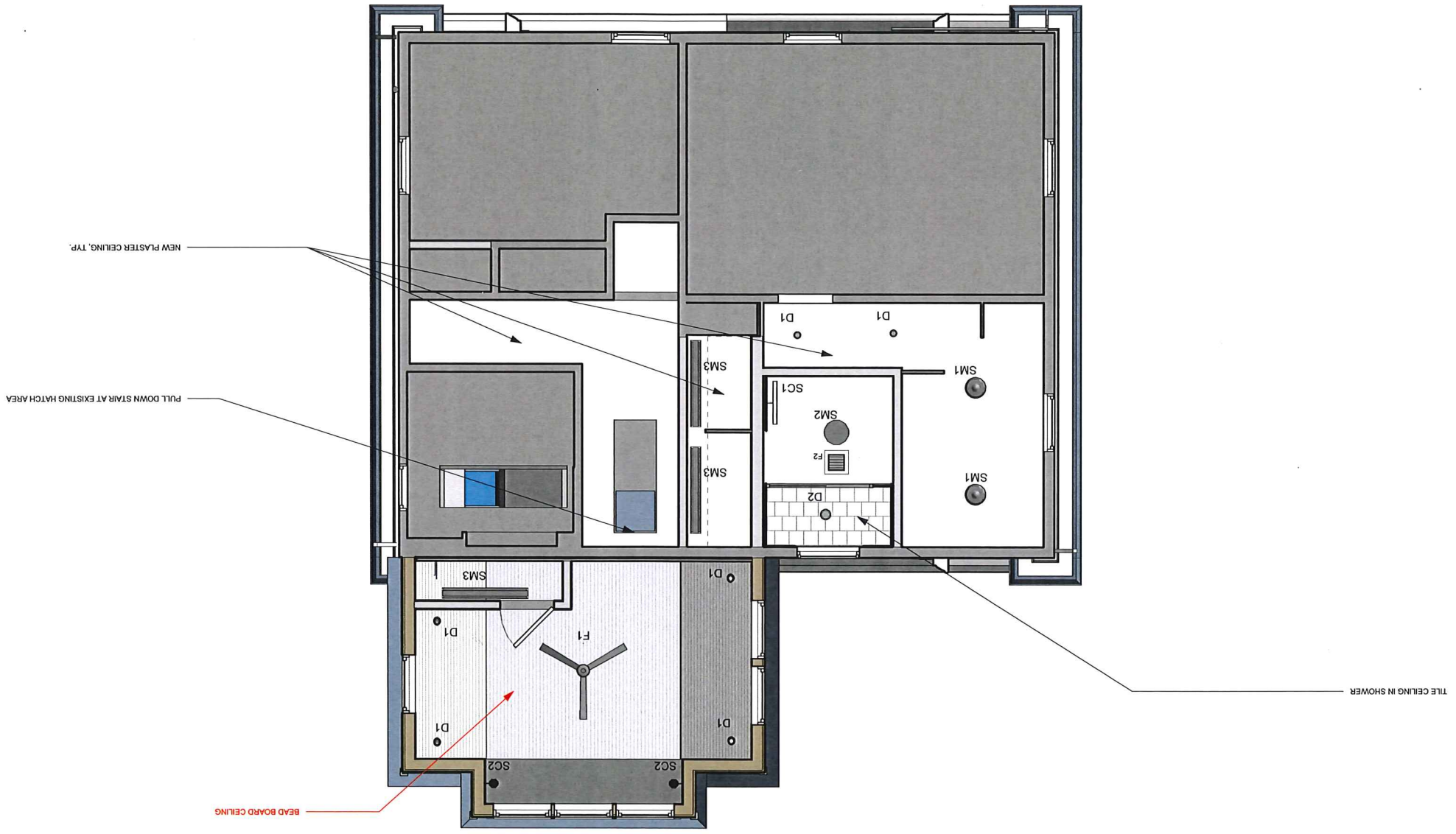
Revision Number	Description	Revision Date
Revision Schedule		

Seal

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D1	RECESSED DOWNLIGHT	6
D2	RECESSED DOWNLIGHT - SHOWER	1
SC1	SCONCE - VANITY	1
SC2	SCONCE	2
SM1	SURFACE MOUNT	2
SM2	SURFACE MOUNT	1
SM3	SURFACE MOUNT - CLOSET	3

Type Mark	Comments	Count
Lighting Fixture Schedule		



Revision No.  
 Issued Date: 01-13-2022  
 Printed Date: 1/26/2022 8:37:44 PM  
 Scale: 1/4" = 1'-0"  
 Drawn By: MJ  
 Drawing No.

Drawing Title:  
 REFLECTED CEILING PLAN -  
 2ND FLOOR

Project Name:  
**SMITH - HART  
 RENOVATION**  
 9 Day St.  
 Auburndale, MA 02466  
 -PROGRESS SET-



Consultant

Revision Number	Description	Revision Date
Revision Schedule		

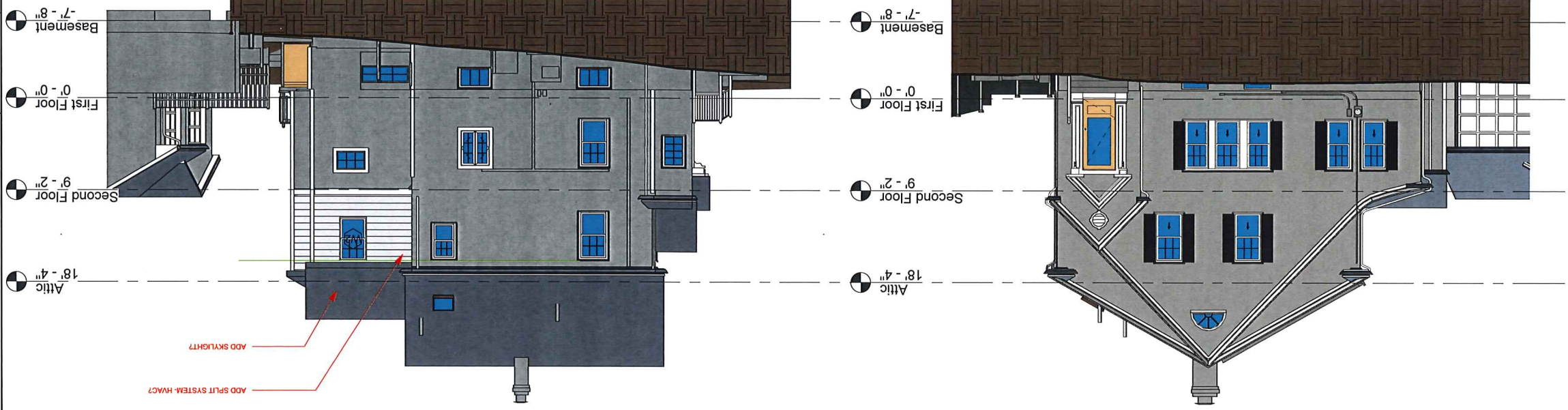
Seal

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**A4.0**

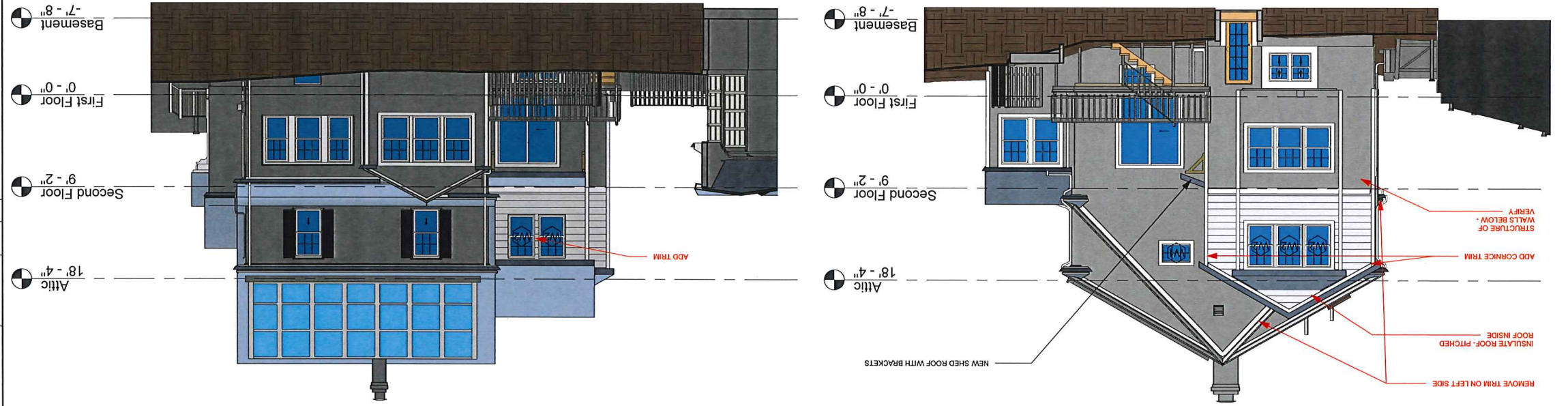
② SOUTH-FRONT  
1/8" = 1'-0"

④ EAST-SIDE  
1/8" = 1'-0"



① NORTH-BACK  
1/8" = 1'-0"

③ WEST-DRIVEWAY SIDE  
1/8" = 1'-0"



A5.0

Revision No.  
Issued Date: 01-13-2022  
Printed Date: 1/26/2022 6:37:51 PM  
Scale: 1/8" = 1'-0"  
Drawn By: Author  
Drawing No.

EXTERIOR ELEVATIONS  
Drawing Title:

Project Name:  
**SMITH - HART  
RENOVATION**  
9 Day St  
Auburndale, MA 02466  
-PROGRESS SET-



Consultant

Revision Number	Description	Revision Date

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① LONG SECTION  
1/4" = 1'-0"

② CROSS SECTION  
1/4" = 1'-0"



# A6.0

Revision No. \_\_\_\_\_  
 Issued Date: 01-13-2022  
 Printed Date: 1/26/2022 6:37:55 PM  
 Scale: 1/4" = 1'-0"  
 Drawn By: MJ  
 Drawing No.

SECTIONS  
Drawing Title:

Project Name:  
**SMITH - HART  
 RENOVATION**  
 9 Day St.  
 Auburndale, MA 02466  
 -PROGRESS SET-

777 Massachusetts Ave.  
 Cambridge, MA 02140  
 Phone: 617.234.5200  
 Fax: 617.234.5201  
 www.lesliesaul.com  
**Leslie Saul & Associates, Inc.**  
 ARCHITECTS AND INTERIORS

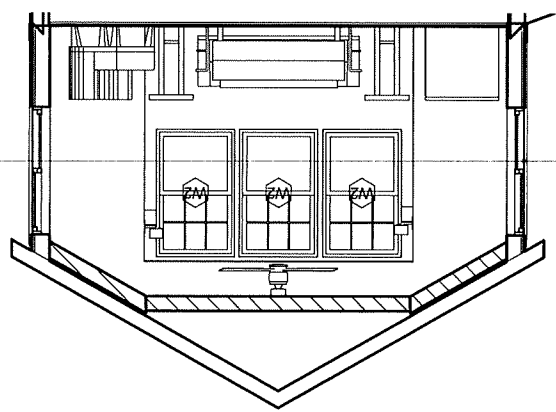
Consultant

Revision Number	Description	Revision Date
Revision Schedule		

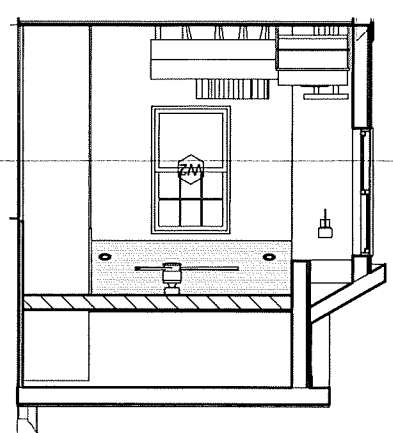
Seal

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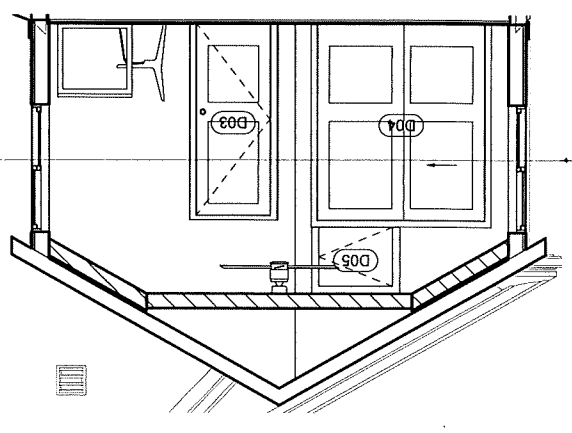
8 BEDROOM  
1/4" = 1'-0"



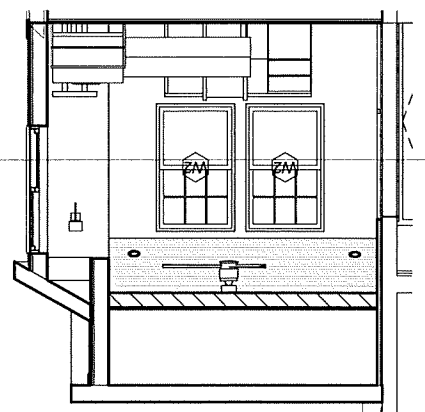
9 BEDROOM  
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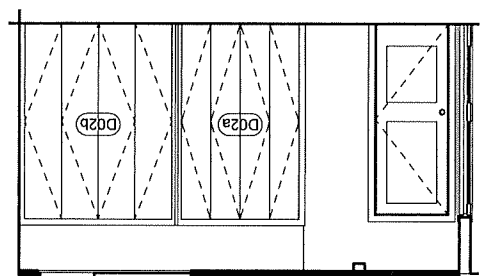
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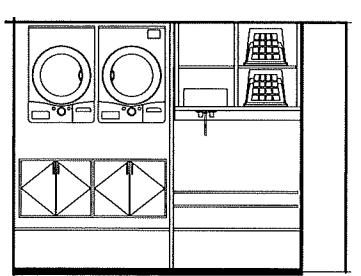
11 BEDROOM  
1/4" = 1'-0"



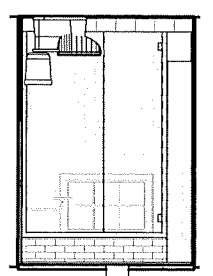
6 LAUNDRY CLOSET  
1/4" = 1'-0"



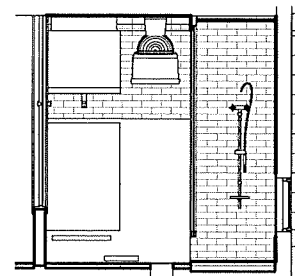
7 LAUNDRY CLOSET  
1/4" = 1'-0"



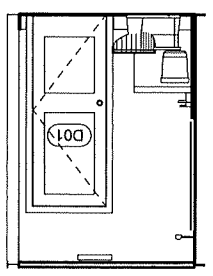
1 BATHROOM  
1/4" = 1'-0"



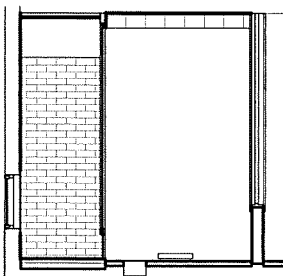
2 BATHROOM  
1/4" = 1'-0"



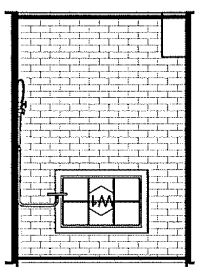
3 BATHROOM  
1/4" = 1'-0"



4 BATHROOM  
1/4" = 1'-0"



5 BATHROOM  
1/4" = 1'-0"



ELEVATIONS

Drawing Title:

Revision No.

Issued Date: 01-13-2022

Printed Date: 1/26/2022 6:38:00 PM

Scale: 1/4" = 1'-0"

Drawn By: MJ

Drawing No.

A7.0

SMITH - HART  
RENOVATION  
9 Day St.  
Auburndale, MA 02466  
-PROGRESS SET-

Project Name:

Phone: 617 234 5001  
Fax: 617 234 5001  
www.lesliesaul.com

Leslie Saul & Associates, Inc.  
ARCHITECTS AND INTERIORS  
372 Massachusetts Ave.  
Cambridge, MA 02142

Consultant

Revision Number

Description

Revision Schedule

Seal

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# A8.0

Drawing No.

Drawn By: MJ

Scale:

Printed Date: 1/26/2022 6:38:06 PM

Issued Date: 01-13-2022

Revision No.

Views

Drawing Title:

Project Name:  
**SMITH - HART  
 RENOVATION**  
 9 Day St.  
 Auburndale, MA 02466  
 -PROGRESS SET-

177 Massachusetts Ave.  
 Cambridge, MA 02140  
 Phone: 617.234.2500  
 Fax: 617.234.2001  
 www.lesliesaul.com  
**Leslie Saul & Associates, Inc.**  
 ARCHITECTURE AND INTERIOR

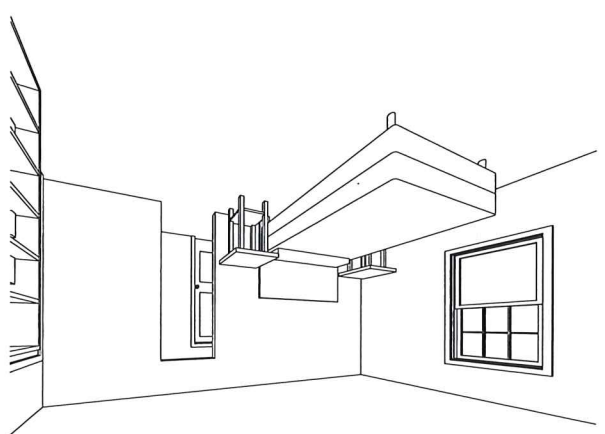
Consultant

Revision Number	Description	Revision Date
Revision Schedule		

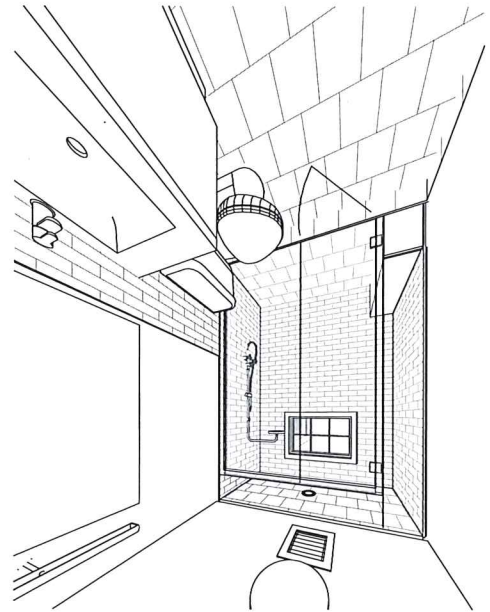
Seal

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 thereto.

5 3D View Bedroom



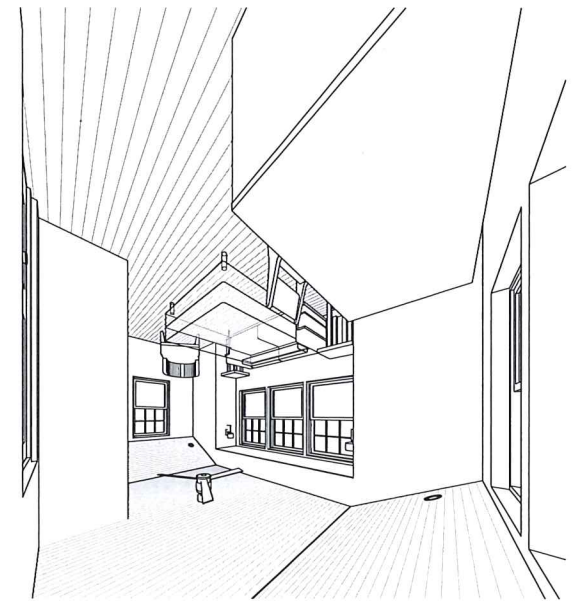
6 3D View Bathroom



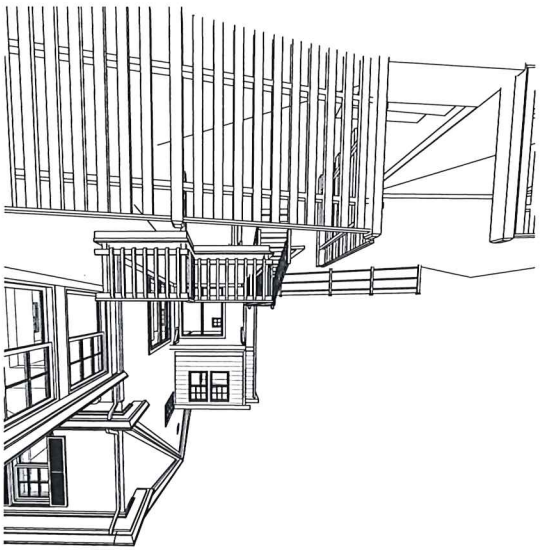
7 3D View Hallway



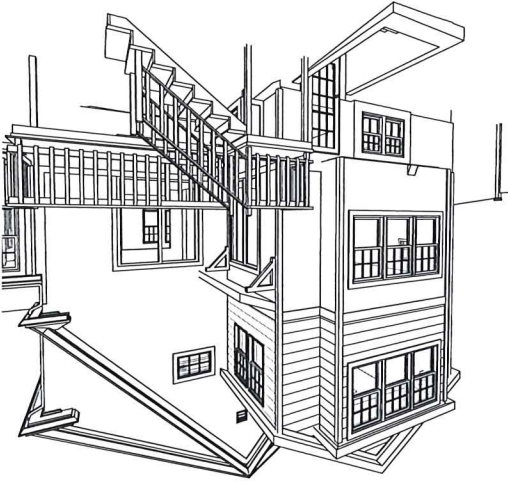
8 3D View New Bedroom



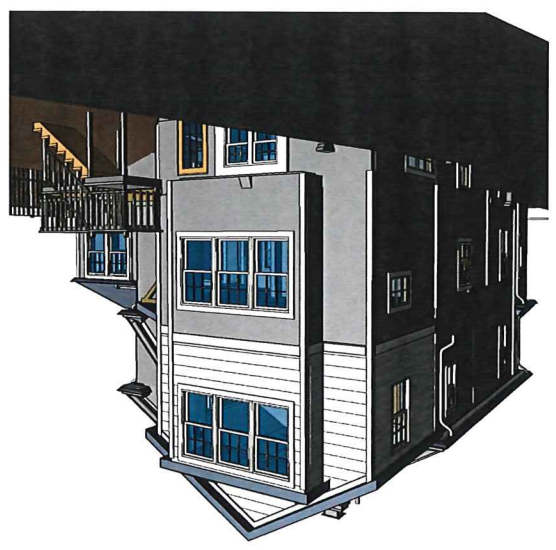
1 3D View Exterior 1



2 3D View Exterior 2



3 3D View Exterior 3



4 3D View Exterior 4

